

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD JULY 7, 2021, 7:30 P.M., AT THE CITY COUNCIL
CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

Chair Melody Gayeski (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Vacant (Alternate 1) Alyssa Kline (Alternate 2)
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ITEMS OPENING MEETING

1. CALL TO ORDER

CHAIR GAYESKI

Chair Gayeski called the meeting to order at 7:30 p.m.

2. ROLL CALL

SECRETARY

Present: Commissioners Gayeski, Macina, Sies, Ambrose, Grant, Kline

Staff present: City Administrator Jones, Development Services Director Jolly, Permit Technician Stephanie Bayless and Planning Intern Sean Lapano.

3. APPROVAL OF MINUTES

June 2, 2021, regular meeting

Commissioner Grant noted a correction required under Agenda Item 4 for the June 2, 2021 regular meeting minutes. A motion was made by Commissioner Sies and seconded by Commissioner Grant to approve the minutes of June 2, 2021 with corrections. The motion carried unanimously.

4. CITIZENS COMMUNICATION

There were no citizen communications.

GENERAL BUSINESS AND ACTION ITEMS:

- 5. PUBLIC HEARING to receive public input and consider a request by Jonestown Development LLC for approval of a site development plan for construction of two retail buildings, parking spaces and two bioretention ponds on a 9.681 acre site for property located at 18220 FM 1431, (Lot 8 Lone Mountain Ranch Subdivision), Jonestown, Texas. (postponed from the June 2, 2021, meeting)**

APPLICANT HAS REQUESTED FURTHER POSTPONEMENT OF THIS ITEM. A PUBLIC HEARING WILL BE RESCHEDULED FOR A FUTURE DATE.

- 6. a. PUBLIC HEARING to receive public input and consider amendments to the Jonestown Code of Ordinances, Chapter 14 Zoning, Section 14.02.005 (Definitions) to add a definition of "Floating habitable structure," Chapter 14, "Zoning," Section 14.02.078(a) (Criteria for boat docks) to add criteria to construct boat docks, and Chapter 3, "Building Regulations," Section 3.02.051(j) (Required Permits) to clarify compliance with zoning ordinance.**

There being no citizens wishing to be heard, Chair Gayeski closed the public hearing.

b. Discussion and possible action on a recommendation to City Council regarding an ordinance amending Chapter 3, “Building Regulations” and Chapter 14, “Zoning” of the Jonestown Code of Ordinances to add criteria for maintaining, constructing, and demolishing boat docks.

Commissioner Sies motioned to recommend to Council to approve an ordinance amending Chapter 3, “Building Regulations” and Chapter 14, “Zoning” of the Jonestown Code of Ordinances to add criteria for maintaining, constructing, and demolishing boat docks with the recommended changes noted below. Commissioner Kline seconded the motion, and the motion passed unanimously.

Recommended Changes – Page 2 of 3:

Item (3) – A boat dock must be constructed in accordance with the city’s building codes and regulations and applicable LCRA standards and must not exceed 1500 square feet. **Need to clarify the 1500 square feet refers to the footprint of the dock.**
 Item (9) – to clarify, add: **“A permitted boat dock will not be allowed unless the boat dock and any attached anchors, weights, or ramps are located over the boat dock’s owner’s property only. The ordinance shall specify the exclusion of ramps and slips on total square footage of boat docks.**

7. **a. PUBLIC HEARING to receive public input on amendments to the Jonestown Code of Ordinances, Chapter 14, “Zoning,” Section 14.02.061(b), Chart 1 and Chart 2 regarding minimum lot size and reducing height limit of buildings in the R-1/M-1, O, B-1, B-2 zoning districts, Chapter 14, “Zoning,” Section 14.02.005 (Definitions) to amend definition of Planned unit development relating to minimum lot size, and Chapter 10, “Subdivision Regulation,” Section 10.02.086(2)(h) regarding ratio of average lot depth to average lot width; and on amendments to the Jonestown Code of Ordinances, Chapter 14, “Zoning,” Section 14.02.005 (Definitions) relating to definition of planned unit development and Section 14.02.076 (Planned unit development – “PUD” district) relating to purpose and objectives of district, mixed use development, and applicable rules, including district size and density.**

Tony Macina, as a representative for The Hollows Property Owners Association, addressed the Commission questioning whether these new requirements affected The Hollows Carlton PUD development. City Manager Jones responded the new ordinances would be applicable only to new development. The development agreement for the Carlton PUD is not impacted.

b. Discussion and possible action on a recommendation to City Council regarding an ordinance amending Chapter 10, “Subdivision Regulation” and Chapter 14, “Zoning” of the Jonestown Code of Ordinances regarding minimum lot size in all zoning districts, maximum building height in the R-1, M-1, O, B-1, and B-2 Zoning Districts, and minimum size of Planned Unit Development (PUD) Districts.

Commissioner Sies motioned to recommend to Council to approve amending Chapter 10, "Subdivision Regulation" and Chapter 14, "Zoning" of the Jonestown Code of Ordinances regarding minimum lot size in all zoning districts, maximum building height in the R-1, M-1, O, B-1, and B-2 Zoning Districts, and minimum size of Planned Unit Development (PUD) Districts with the recommended changes listed below. The motion was seconded by Commissioner Grant, and passed unanimously.

Recommended Changes:

Page 3 of 9: Remove asterisk from the first two notes under Chart 1.

8. **a. PUBLIC HEARING on amendments to the Jonestown Code of Ordinances by enacting a new Chapter 15, "Signs," to regulate signs in the City and extraterritorial jurisdiction and provide for a purpose, definitions, penalty, prohibited acts, compliance, exempted signs, prohibited signs, liability, permit requirements, variances, design guidelines, regulations for specific types of signs, common signage plan, commercial signs, residential signs, substitution clause, temporary signs, nonconforming signs, and maintenance and by repealing Article 3.09,"Signs" in Chapter 3, "Building Regulations."**

Dennis Cade, Owner of Elite Stone located at 18127 FM 1431 and Manager John Trevino addressed the Commissioners regarding their business signs. Additionally, there are two builders signs (Coventry Homes and The Hollows at Lake Travis) located on their property. Their property was located in Leander, however, it is now in the Jonestown ETJ. Commissioners advised them to contact Development Services regarding permits for their existing signs. There being no other citizens wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action on a recommendation to City Council regarding an ordinance adding Chapter 15, "Signs" to regulate signs in the City of Jonestown and Extraterritorial Jurisdiction. and repealing Chapter 3 "Building Regulations," Article 3.09, "Signs."**

Vice Chair Macina motioned to recommend to Council approve amending the City of Jonestown Code of Ordinances adding Chapter 15 "Signs" to regulate signs in the City of Jonestown and ETJ and repealing Chapter 3 "Building Regulations," Article 3.09 "Signs" with the recommended changes noted below. The motion was seconded by Commissioner Grant and passed unanimously.

Recommended Changes:

Page 10: Sec. 15.02.008 Prohibited Signs (10) ~~Bandit or A-frame~~ style EMC signs of Bandit or A-frame style

Page 11: Sec. 15.02.042 Contents of Application (1) Name, address, telephone ~~and fax~~ number, and email address of the applicant and the date of application; (2) Name, address, telephone ~~and fax~~ number, and email address of the business or organization for which the sign is requested;

Page 13: Sec. 15.02.081 Generally (a) . . . Cost or inconvenience to the applicant of strict or literal compliance with regulations should not be a the sole reason for granting a

variance.

Page 21, 22, 23, 28, 29: Sec. 15.02.214 Commercial signs (b) (c) (d) (k) (m) (1) Design. The sign base or holder shall match or be similar to the masonry to the building. Correct Pagination at bottom of page to reflect 36 total pages throughout the document.

9. Discuss proposed music venue for property located at 18637 FM 1431 (.573 AC of BLK C Jonestown and .967 AC of BLK C Jonestown).

The applicants for this project were not in attendance. Commissioner's questions and concerns included noise restrictions after 10:00 p.m., hours of operation, capacity, parking, traffic safety, pedestrians crossing FM 1431, lighting. City Manager Jones shared that applicant plans to have a drop-off in front of the facility for ride share, Uber and Lift. Commissioners expressed an interest in having a music venue in the community and questioned if this venue would offer free music events for community or would be ticketed events.

The Commissioners were advised by citizen Colleen O'Brien of the current/proposed use of the city park land adjacent to the property as a sensory garden for children. The Parks and Recreation Board will revisit whether a sensory garden is appropriate given its close proximity to the proposed music venue.

10. Update from staff on current department activities.

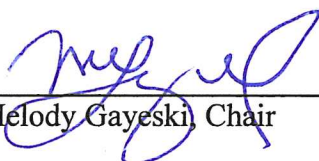
Development Services Director Jolly updated Commissioners on permitting, code enforcement, short-term rental licensing, new businesses, and new development.

11. ADJOURNMENT

Commissioner Sies made a motion to adjourn, and it was seconded by Vice Chair Macina. Chair Gayeski adjourned the meeting at 8:48 p.m.

PASSED AND APPROVED AT A MEETING HELD ON AUGUST 4, 2021.




Melody Gayeski, Chair

ATTEST:


Rachel Austin, City Secretary